LOT 16
IN OR 1987/560
RIVER GLEN #1 PB 7/263

JONES JOHN & YVETTE
75013 MORNING GLEN CT
YULEE, FL 32097

2026

11-2N-26-1830-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

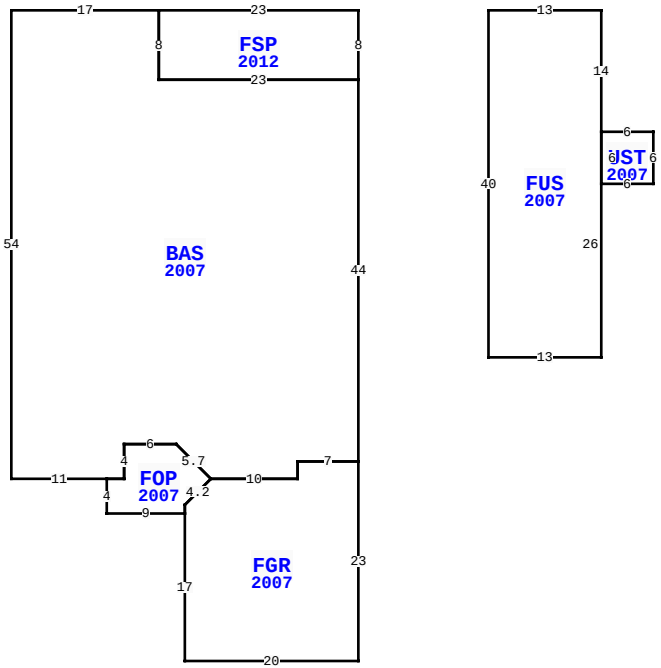
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	2007	1,930	199,867
FGR	430	55	2007	236	24,440
FOP	73	30	2007	22	2,279
FSP	184	40	2012	74	7,663
FUS	520	100	2007	520	53,850
UST	36	45	2007	16	1,657
TOTALS	3,173			2,798	289,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,798	108.3840	113.80	318,412	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2016 Heated Area: 2450 HX Base Yr 2016



75013 MORNING GLEN CT, YULEE

BLD DATE	07/11/2007 JM	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,755
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		343,755
SOH/AGL Deduction		125,482
ASSESSED VALUE		218,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,862
TOTAL JUST VALUE		343,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18929	ELEC OTHER	2,000	03/01/2007
M12789	MECH OTHER	0	03/01/2007
C19469	CO ISSUED	245,977	02/01/2007
R10103	REPAIR/RRF	5,460	02/01/2007
B19469	NEW CONSTR	245,977	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/0560	6/19/2015	WD	Q	I	01	234,900
GRANTOR: ROBINSON HARRELL & AM						
GRANTEE: JONES JOHN & YVETTE						
1525/0886	9/17/2007	WD	Q	I		242,300
GRANTOR: PROVIDENCE CONSTRUCTI						
GRANTEE: ROBINSON HARRELL &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W23 BAS=[YR=2007] W17 S54 E11 FOP=[YR=2007] S4 E9 FGR=[YR=2007] S17 E20 N23 W7 S2 W10 D3 L3 S1$ N1 R3 U3 U4 L4 W6 S4 W2$ E2 N4 E6 R4 D4 E10 N2 E7 N44 W23 N8 $ S8 E23 N8$ PTR=E15 FUS=[YR=2007] E13 S14 UST=[YR=2007] E6 S6 W6 N6$ S26 W13 N40$ W15$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS